

ORDINANCE NO. ____ OF 2011

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOCATED ON THE WEST AND EAST SIDES OF COATES BLUFF DRIVE, 2,000 FEET WEST OF CLYDE FANT PARKWAY SERVICE ROAD, SHREVEPORT, CADDO PARISH, LA, FROM B-1, BUFFER BUSINESS DISTRICT, TO R-3 SUBURBAN, MULTI-FAMILY RESIDENCE DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, Louisiana, in due, legal and regular session convened, that the zoning classification of property located on the west and east sides of Coates Bluff Drive, 2,000 feet west of Clyde Fant Parkway Service Road, legally describe as Lots 1 and 3, Coleman-Wright Island Subdivision, Shreveport, Caddo Parish, LA. be and the same is hereby changed from B-1, Buffer Business District to R-3, Suburban, Multi-family Residence District.

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulation:

1. Development of the property shall be in substantial accord with a revised site plan showing one building site. This plan shall be submitted to and approved by the Planning Director. Any significant changes or additions to the approved site plan shall require further review and approval by the Planning Commission. No permits shall be issued until the revised site plan and/or replatting of lots has been approved by the MPC Director or the Planning Commission.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

**METROPOLITAN PLANNING COMMISSION
LAND USE REPORT – SEPTEMBER 7, 2011**

RM		
CASE NO:	C-62-11: 1000 Coates Bluff Drive	District: C/ O. Jenkins
APPLICANT:	WRIGHT ISLAND L.L.C.	District: 8/Escude
LAND OWNER:	Same	
LOCATION:	West and East side of Coates Bluff Drive 2,000' west of Clyde Fant Parkway	
	Service Road	
ZONING:	B-1 to R-3	
PROPOSED:	Apartments or other uses within this zoning classification	

GENERAL INFORMATION:

- The applicant is requesting to rezone this site from B-1, Buffer Business District to R-3, Multi-Family Residence District to permit apartments at this location
 - This location has R-A to the west, B-2 to the east vacant property
 - To the north is R-3 and also vacant
 - To the south is also R-3 but will be part of the overall development of this development
 - There is also an existing apartment complex adjacent to the proposed development inclusive of Lot 1
-

SITE PLAN CONSIDERATIONS:

- Site plan shows the proposed development consisting of Lots 1, & 3 of Coleman-Wright Island have a total acreage of 25.3559 1,104,498.581 4 square feet according to the plat. However there is an existing apartment complex on part of Lot 1 that is divided by an existing 20' utility and drainage servitude.
 - The proposed site has frontage of 860.91'± on Coates Bluff Drive
 - There are 15 apartment buildings (252 units), 1 club house, 8 garages (7bay), 1 garage with maintenance (5 bay), 1 pool building, and 2 pool cabanas
 - The required parking for the amount of units listed was 504 spaces and 522 are shown, however there may not be enough parking for the club house total uses
 - Building #8 appears to be across the property line between lots 1 and 3, therefore those lots need to be resubdivided into one building site
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PUBLIC'S ASSESSMENT

There was no opposition present.

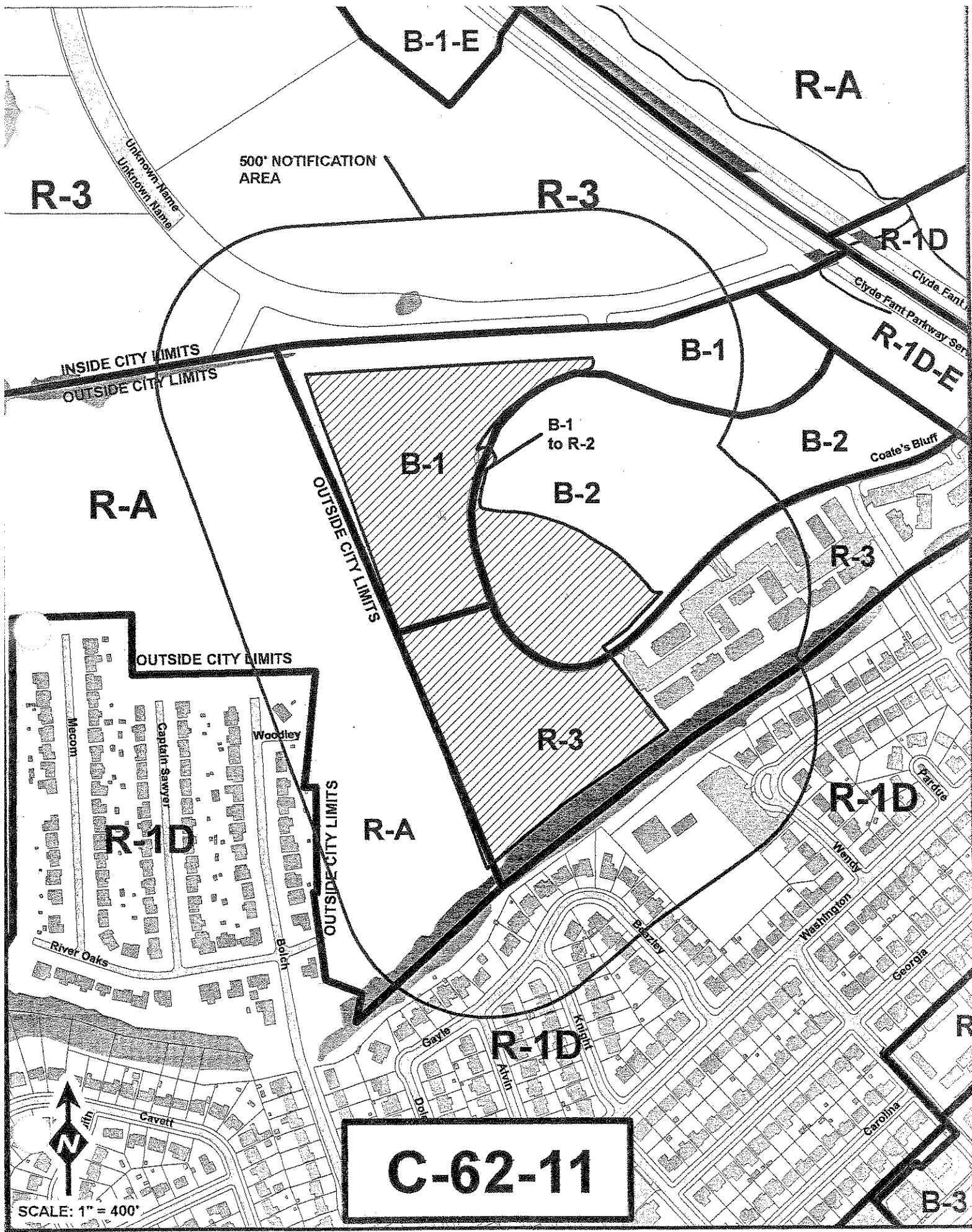
BOARD'S DECISION

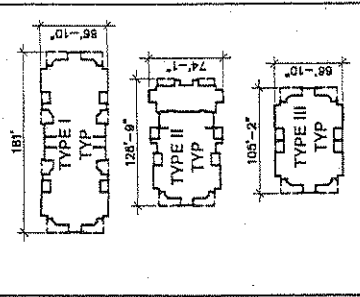
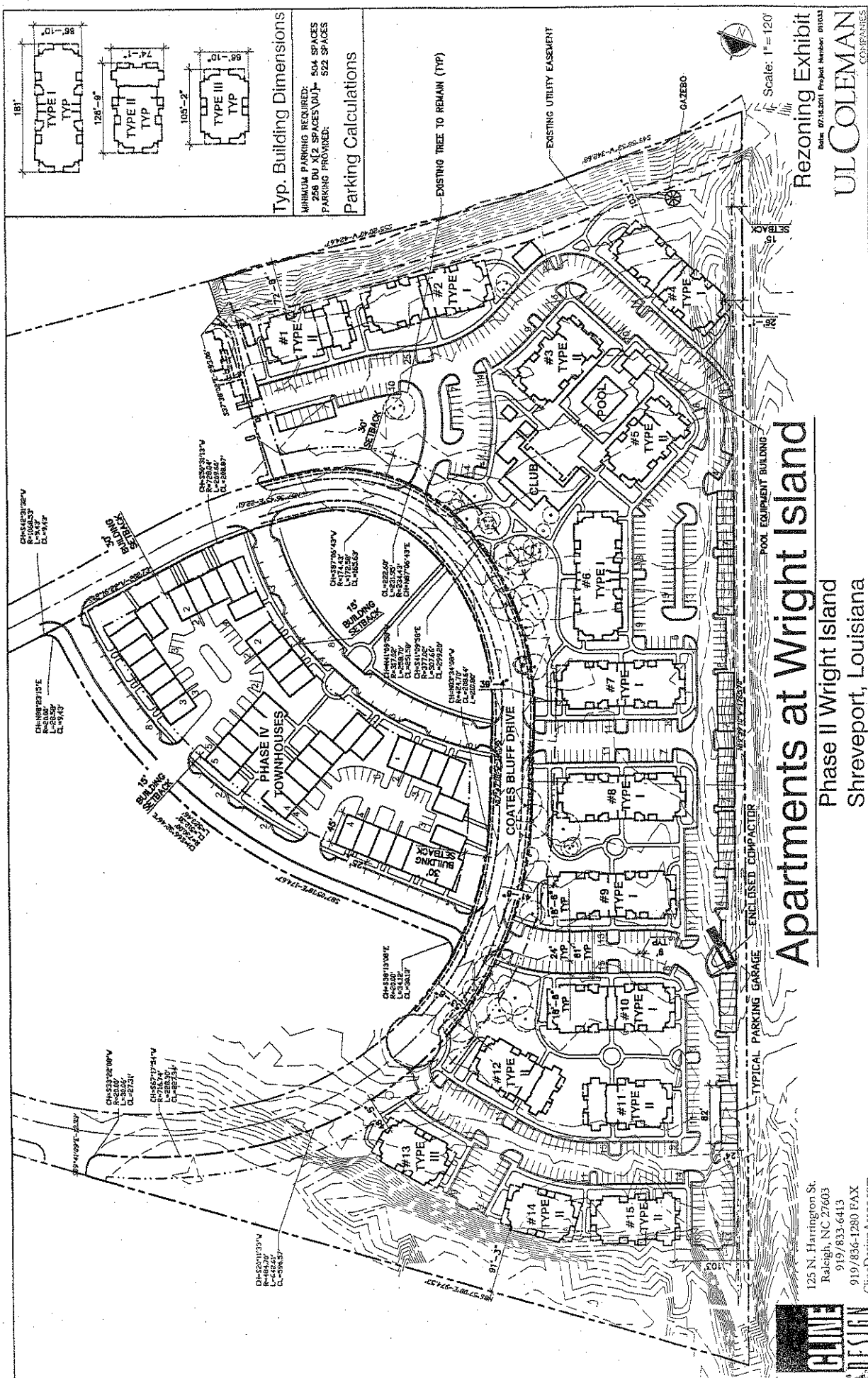
The Board voted 6-0 to recommend approval of the application subject to compliance with the following stipulation:

1. Development of the property shall be in substantial accord with a revised site plan showing one building site. This plan shall be submitted to and approved by the Planning Director. Any significant changes or additions to the approved site plan shall require further review and approval by the Planning Commission. No permits shall be issued until the revised site plan and/or replatting of lots has been approved by the MPC Director or the Planning Commission.

The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision.

A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.





Typ. Building Dimensions

MINIMUM PARKING REQUIRED: 554 SPACES
 258 DU X 12 SPACES (DU) = 3096 SPACES
 PARKING PROVIDED: 522 SPACES

Parking Calculations

Scale: 1"=120'

UL COLEMAN
 COMPANIES

Apartment at Wright Island

Phase II Wright Island
 Shreveport, Louisiana

Rezoning Exhibit
 Date: 07/15/2011 Project Number: 01033

125 N. Harrington St.
 Raleigh, NC 27603
 919/833-6413
 919/836-1280 FAX
 ClineDesignAssoc.com



These documents are for Design Review
only and are not to be used for construction,
bidding or permit purposes. They were
prepared by, or under the supervision
of
Christopher L. Miller
LOUISIANA LA. NO. 430
TODM, Incorporated

Apartment at Wright Island

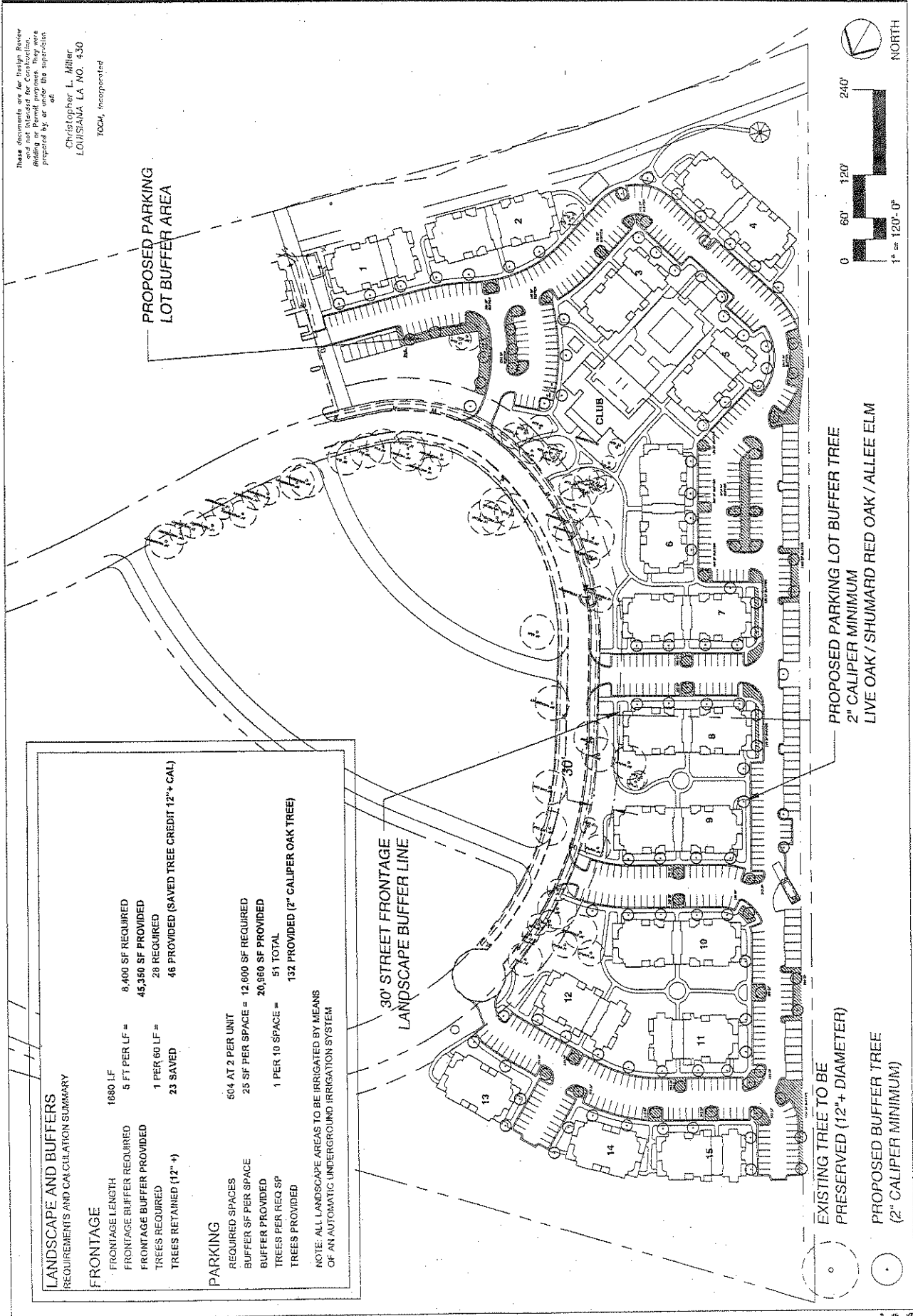


The Office of
Christopher
Miller
Landscape Architect
1111 Poydras Street
Suite 2000
New Orleans, LA 70112
504.581.1100
504.581.1101

DATE: JULY 18, 2001
SCALE: 1" = 120'-0"
SHEET: 1 OF 1

Preliminary
Landscape Plan

LP 1.01



C- 62.1

APPLICATION: ☒ CITY CASE ☐ PARISH CASEAPPLICANT'S NAME: WRIGHT ISLAND, L. L.C.

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information).

WILLIAM C. GUTHRIE, DEVELOPMENT MANAGER

MAILING ADDRESS FOR ALL CORRESPONDENCE:

207 MILAM STREET, SUITE CPHONE: 221-0541(between 8:00 & 5:00SHREVEPORT, LOUISIANAZIP CODE: 71101FAX # 221-0568

EXISTING ZONING:

B1, B2

PROPOSED ZONING:

C-62 R2

ACCEPTABLE ALTERNATIVE:

R1, R2MPC APPROVAL ☒SITE PLAN ☒PBG APPROVAL ☐PUD APPROVAL ☐PROPOSED USE: APARTMENT DEVELOPMENTEXISTING USE: UNIMPROVED LANDIMPROVEMENTS TO BE CONSTRUCTED/REMOVED/DEMOLISHED: NO DEMOLITION, 252 UNIT APARTMENTCOMPLEX WITH CLUBHOUSEREASON FOR APPLICATION (justification for zoning change): RESIDENTIAL DEVELOPMENT CONTINGENT UPONZONING CHANGE FROM COMMERCIAL.ADDRESS OF SITE: COATES BLUFF, WRIGHT ISLAND, SHREVEPORT, LOUISIANAASSESSOR'S ACCOUNT NUMBER: BOSSIER ASSESSMENT NOS. 122554, 122556, AND 122557Found on tax notice - example; 171413-057-0047-00

LEGAL DESCRIPTION:

LOT 1, 3; COLEMAN-WRIGHT ISLAND BOOK 808, PAGE 102-103 BOSSIER; BOOK 2000, PAGE 353-355 CADDO.

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory. ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature. If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.

U. L. Coleman, IIIName
207 Milam Str., Suite C, Shreveport, LA

Address

Signature *U. L. Coleman, III*

Name

Address

Signature

Name

Address

Signature

C- 62 - '11

STATEMENT OF INTENT GENERAL REZONING

APPLICANT'S NAME: WRIGHT ISLAND, L.L.C.

NATURE AND DESCRIPTION OF BUSINESS: 252 UNIT APARTMENT DEVELOPMENT

REASON FOR AMENDMENT: (It is public policy to amend the Zoning Ordinance only when one or more of the following conditions prevail)

ERROR (there is a manifest error in the Zoning Ordinance)

CHANGE IN CONDITIONS (changing conditions in a particular area make change in the Ordinance necessary and desirable)

INCREASE IN NEED FOR SITES FOR BUSINESS & INDUSTRY (increased need for sites in addition to sites that are available)

SUBDIVISION OF LAND (the subdivision of land into urban building sites makes reclassification necessary and desirable)

SQUARE FEET OF PROPERTY: 23,396 ACRES

SQUARE FEET OF STRUCTURE(S) APPROX 200,000 S.F.

PARKING SPACES REQUIRED: 504 **SPACES PROVIDED:** 522

HOURS OF OPERATION (state proposed hours) 8 A.M. TO 5 P.M.

To operate beyond these hours, you will need to check "Hours of Operation" under "Variance Request" on the application page.

B-1	7AM to 7PM,
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

IS WATER PROVIDED BY THE CITY OF SHREVEPORT? YES

IF NOT - WHAT IS THE SOURCE
OF WATER?

IS SEWER PROVIDED BY THE CITY OF SHREVEPORT? YES

IF NOT - WHAT IS THE SOURCE
OF SEWER?

IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT? N/A

Water and/or Sewer availability letter will be required see the bottom of "check list" page (second page of application packet).

IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY? NO

C- 62 - '77

DRAFT

DRAFT

**SHREVEPORT METROPOLITAN PLANNING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING
September 7, 2011**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, September 7, 2011, at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Board members met for lunch at 12 noon at Chianti's Restaurant.

Members Present

Mary Ruffins, Chairman
Christopher Washington, Secretary #►#
Bessie Smith
Mary Wilson
Dale Colvin
Larry Ferdinand
Lea Desmarteau

#►# Left prior to voting so recorded as absent

Staff Present

Charles Kirkland, Executive Director
Roy Jambor, Senior Planner
Alan Clarke, Zoning Administrator
Ione Dean, Senior Planner
Stephen Jean, Senior Planner
Diane Tullos, Office Administrator
Ron Tisdale, Office Specialist

Bus Tour

Tour was cancelled; members were encouraged to individually tour the sites.

Members Absent

Winzer Andrews, Vice Chairman
Desi Sprawls

Others Present

Evelyn Kelly, Asst. City Attorney
Robert Westerman, Asst. City Engineer
Sam Jenkins, City Council
Joe Shyne, City Council
Ken Epperson, Parish Commission
Matthew Linn, Parish Commission

The hearing was opened with prayer by **MRS. RUFFINS** with the public being invited to participate.

The meeting was called to order and the procedure in hearing the applications on today's agenda was explained. All who wished to speak were urged to speak clearly into the microphone and to give their name and mailing address for further reference.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

In compliance with legislative action, anyone wishing to comment on any item on the agenda, not scheduled for public hearing on this date, will be permitted 3 minutes to do so at the end of this meeting.

■ **APPROVAL OF MINUTES**

A motion was made by **MR. COLVIN**, seconded by **MRS. SMITH**, to approve the minutes of the August 3, 2011 public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. **COLVIN**, **FERDINAND**, and Meses. **DESMARTEAU**, **RUFFINS**, **SMITH**, and **DR. WILSON**. Nays: None. Absent: Messrs. **ANDREWS**, **SPRAWLS**, and **WASHINGTON**.

► **DEDICATIONS/ABANDONMENTS/SITE PLANS/SUBDIVISIONS/MPC APPROVALS**

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DRAFT

CASE NO. C-62-11; 1000 Coates Bluff
WRIGHT ISLAND L.L.C.

Same

West & east sides of Coates Bluff Drive 2,000' west of Clyde Fant Parkway Service Road
B-1 to R-3

Apartments or other uses permitted within this zoning classification

Representative and/or support:

Mr. William "Cole" Guthrie, UL Coleman (207 Milam Suite C, Shreveport, LA 71101)

There was no opposition present.

A motion was made by MR. COLVIN, seconded by MRS. SMITH to recommend approval of the application subject to compliance with the following stipulation:

- 1. Development of the property shall be in substantial accord with a revised site plan showing one building site. This plan shall be submitted to and approved by the Planning Director. Any significant changes or additions to the approved site plan shall require further review and approval by the Planning Commission. No permits shall be issued until the revised site plan and/or replatting of lots has been approved by the MPC Director or the Planning Commission.**

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, FERDINAND, and Meses. DESMARTEAU, RUFFINS, SMITH, and DR. WILSON. Nays: None. Absent: Messrs. ANDREWS, SPRAWLS, and WASHINGTON.